

VILAS RAMESH LAD
B.COM. LL.B
Advocate
Mob. 9325677979



विलास रमेश लाड
बी.कॉम.एल.एल.बी
वकील
मो. ९३२५६७७९७९

Office:- Flat No. 101/1, Vasant Paradise, KotwalNagar, karjat,Tal-Karjat Dist-Raigad.

FORMAT - A

(Circular No.:- 28/2021)

To

MahaRERA

LEGAL TITLE REPORT

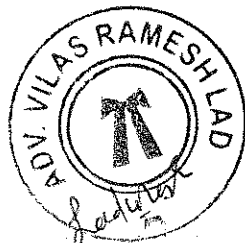
Sub: Title clearance certificate with respect to Survey /Hissa No. 103 No.11 situated at Village Dahiwali Tarf Need, Taluka Karjat, District Raigad (hereinafter referred as the said plot)

I have investigated the title of the said plot on the request of M/S. Surya Enterprises Through partner 1) Mr. Mahesh Anant Bhoir 2) Mr. Shivaji Babu Durge 3) Mr. Harshad Liladhar Patel of owner/promoter/developer and following documents i.e. :-

1) Description of the property

The property situate in the District of Raigad, Taluka Karjat, within the Jurisdiction of Karjat Nagar Palika Parishad, Karjat, outside Taluka Panchayat Sameeti Karjat, within the Registration District Raigad, Registration Sub-District Karjat, Talathi Saja Dahivali T. Need, at Village Dahivali T. Need the description of which is as under :-

Survey/Hissa No.	Plot No.	Area Sq. Mtr	Assesment Rs. = Ps.
103	11	337.00	25=80



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1) The documents of allotment of plot.

Sau. Surekha Bhagvan Lad owned said property by Sale Deed
Dated 19/5/2011. Registration No.4478/2011.

3) 7/12 extract or property card issued by Taliati Dahiwali Tarf
Need, mutation entry No. 2072 of Village Dahiwali Tarf Need.

4) Search report for 30 years from 1993 to till 12-04-2022.

On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Owner Sau. Surekha Bhagvan Lad to the said property is clear, marketable and without any encumbrances.

Owners of the land

- (1) Sau. Surekha Bhagvan Lad bearing Sruvey /Hissa No.103, Plot No. 11
- (2) Qualifying comments/remarks if any

The report reflecting the flow of the title of the owner Sau. Surekha Bhagvan Lad on the said land is enclosed herewith as annexure.

Encl : Annexure. I

Date:- 12-04-2022.



Advocate.

Ladurish

ADV. VILAS RAMESH LAD

B.Com.LL.B.

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Kotwal Nagar, Tal -Karjat, Dist -Raigad

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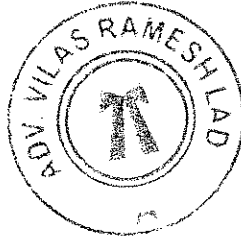
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FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

- 1) 7/12 extract / P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 2072.
- 3) Search report for 30 years from year 1993 to 12-04-2022 Taken from Sub-Registrar' office at Karjat and Neral.
- 4) Any other relevant title, said Sau. Surekha Bhagvan Lad is absolute owner of the said property bearing Survey / Hissa No. 103, Plot No. 11.
- 5) Litigations if any, there is no litigation relating to said property bearing Survey / Hissa No. 103, Plot No. 11.

Date:- 12-04-2022.



Advocate.

Lectur
ADV. VILAS RAMESH LAD
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Kotwal Nagar ,Tal -Karjat,Dist -Raigad

1. The first part of the document is a list of the names of the persons who have been appointed to the various positions of the Board of Directors of the Corporation.